

# Environmental cleanup moving forward at KNOXVILLE'S McCLUNG WAREHOUSES and SANITARY LAUNDRY PROPERTIES



*Welcome to our e-newsletter for Cleanup Grants on Jackson Ave. and Broadway*

Progress continues in 2018 for cleanup remediation of the former Sanitary Laundry and former McClung Warehouse Sites – including additional assessment, removal of asbestos and 22 tons of waste and debris.

These projects are part of a \$350,000 brownfield cleanup grant awarded to the City of Knoxville by the U.S. Environmental Protection Agency in 2016; the City is providing a match of \$70,000 for both properties. The former McClung Warehouses site is composed of multiple parcels totalling about five acres on Jackson Avenue in the Southern Terminal and Warehouse National Register District. The former Sanitary Laundry sits on a third-acre site on Broadway only a few blocks from the McClung properties and in the Downtown North Redevelopment area. The City of Knoxville has also completed roof repair and replacement at the Sanitary Laundry site.

Future redevelopment of these properties will bring vitality and livability to these important areas, which are a part of a greater dynamic and growing downtown community. The goal of this brownfield site remediation is to create safe, secure, healthy neighborhoods where mixed-use development thrives. The impact will be broad and will accelerate redevelopment through the Downtown North and Jackson Avenue corridors.

The City of Knoxville is excited to share the latest updates for these large properties:

## SANITARY LAUNDRY



## McCLUNG WAREHOUSES





The following cleanup and remediation activities have been completed at the Sanitary Laundry site, a 0.3-acre property with a 30,000-square-foot building on two floors, located at 625 North Broadway:

- Asbestos removal from the former dry cleaner building including 900 linear feet of thermal system insulation, 1,700 square feet of floor tile, 800 square feet of ceiling cork board and 400 square feet of boiler wrap
- 22 tons of debris removed and properly disposed
- Additional site characterization, including soil gas sampling
- Residual boiler room waste characterization, with disposal being planned



## *Next Steps for Sanitary Laundry:*

- Vapor mitigation system evaluation and design
- An updated analysis of Brownfield Cleanup Alternatives

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## *Did you know?*

*“A Brownfield Site is any real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutants, or contaminant.”* ENVIRONMENTAL PROTECTION AGENCY

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## *Site History and Documentation*

### **SANITARY LAUNDRY**

Phase II 09/12/14

Draft ABCA 09/10/15

Generic Quality Assurance Project Plan 08/28/17

Site Specific QAPP 02/14/18

### **MCCLUNG WAREHOUSES**

Phase II 08/03/15

Draft ABCA 11/16/15

Generic Quality Assurance Project Plan 08/28/17

Site Specific QAPP 02/06/18





The McClung Warehouses Properties is a five-acre site composed of multiple parcels, located on Jackson Avenue and will be proposed for possible commercial and residential use. The complex is currently has two surface parking lots, multiple building shells and is adjacent to the Norfolk Southern Railroad on the north end of Downtown.



To date, the following additional site characterization is completed by S&ME at the McClung properties:

- Ground penetrating radar survey to evaluate for potential underground storage tanks, based on its former use as an automotive garage. GPR is a geophysical method that uses radar pulses to image the subsurface.
- Passive soil gas sampling
- Soil sampling (surficial samples and soil borings)
- Active soil gas sampling using stainless steel Summa canisters
- Volume calculations for the debris piles
- Asbestos and lead-based paint sampling in the debris piles

### ***Next Steps for McClung Warehouses:***

**An updated analysis of Brownfield Cleanup Alternatives**

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Watch for our quarterly e-news for more progress updates on these important properties that have unique redevelopment histories. More information is available at: [knoxvilletn.gov/cleanupgrants](http://knoxvilletn.gov/cleanupgrants)

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